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REAL ESTATE AND **BUILDING NEWS**

Agents Will Probably Have No Summer Holiday This Busy Year.

ACTIVE INQUIRY; SALES LIMITED

Continuous Rain Played Havoc With Business-H. S. Wallerstein Invests in Main Street Property-Renters Disturbed by Advanced Tolls.

real estate agents this year, one of that class of business men erday. His explanation of this essing state of affairs was about

active demand for real es both by investors and home-pers. The poor business in stocks and is driving investors to look good real estate, and they can ten Richmond. The spring has so backward and the weather so nuously Bad, business in the real is line has been held back. In for some time past it has been to mouth to look at property. The try is here for sale, and the y is here to buy it, and when the ner does open up, business will be-ely and there will be no time for gents to take the usual summer

Business of the week,
g to an almost continual downof rain all of the past week,
a sales were knocked out enand many more private sales
have been made but for the
clouds. It was utterly imposalshow property to the inquirers show property to the inquirers unted to buy, but would not do nout investigation. Then, also, deals that were on the string city of some of the inter-

cet. The sale was made by J. A. calamities in Chicago, Baltimore and mally & Co., for H. Swineford & San Francisco, is also claimed by the rechaser. This is about the only liding on Main Street that now indee on leased land on the old-time nety-nine-year lease plan. The land longs to the Williams estate, and is a lease value of \$800 per year.

Stands On Lensed Ground.

The structure, which is an office liding, in which there are about any tennis was a carred by the directly traceable to the desire of own-

structure, which is an office g, in which there are about tenants, was owned by H, ord & Son. Mr. Wallerstein ught the property as an investment

ght the property as an investment will hold it to rent the offices on three floors. The price paid for building was \$3,500. During the lik Mr. Wallerstein made several er investments, all of which were all properties located in various to of the city. The property at the corner of Third is Main Streets, owned by Colonel P. E. Burgwyn, was offered at auch by H. Selden Taylor & Co., and sknocked out to W. C. Schmidt for sum of \$13,750, but the parties at erest were not satisfied with the area and at their request the commissions. figure and at their request the commis-sioners declined to confirm the sale. The property is still on the market, but the date for the auction sale has

he many announcements of auction sales. Quite a number have already been made, among them that of the brick dwelling No. 2302 West Grace Street. Messrs. It. Seldon Taylor & Co. will offer this home at 6 o'clock to-

At the same hour Messrs, C. L. & H. L. Denoon will sell the dwelling No. 811 1-2 St. James Street.

The rent question is disturbing a great many people. The scarcity of houses for rent and the advanced figures some of the owners are demanding are serious questions with the people who have to live in rented houses. Several of the agencies, at the command of their clients, have had to advance rentals—some as high as 15 per cent, and others down to 10 perpent.

pent.
There is a splendid opening in Richmond for some capitalist or a number of them, to go into the business of building houses by the wholesale for

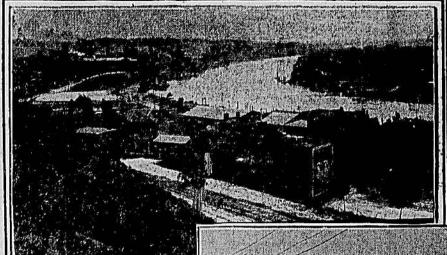
There is no cessation in building

Suburban property continues active, and the general boom affecting all suburban localities is noticeable to a marked degree in Barton Heights. The fact that Barton Heights has many more advantages than the average subtra

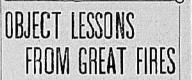
This company was organized for the purpose of financiering homes for pec-

(Continued on Sixth Page.)

A FEW INDUSTRIAL SCENES IN JUST ONE CORNER OF THE RICHMOND OF THE TWENTIETH CENTURY



LOOKING TOWARD FULTON



Experts Report as to Defective Fire-Proofing in Baltimore and San Francisco.

HOW TO PREVENT BIG FIRES

Better Structural Material Must Be Used in Cities-Concrete and Steel.

BY WALTER EDWARD HARRIS WASHINGTON, D. C., June 15 .- That the sacrifice of human lives, and the ioss of property worth millions, is pos-sible in nearly every big city of the

materials in this country.

That the various municipalities of the country have not profited by the calamities in Chicago, Baltimore and

to prevent conflagra-

sales. Quite a number have already been made, among them that of the brick dwelling No. 2302 West Grace Street. Messrs. H. Seldon Taylor & Co. will offer this home at 6 o'clock tomorrow afternoon.

At the same hour Messrs. C. L. & H. L. Denoon will sell the dwelling No. 811 1-2 St. James Street.

The rent question is disturbing a great many people. The scarcity of houses for rent and the advanced figures some of the owners are demanding are sorious questions with the please of Civil Engineering of the College of Civil Engineering of Capture of Capture of College of Civil Engineering of the College of Civil Engineering of Capture of Cap

vestigation, these officials have completed a careful report, which will be published by the Geological Survey in the near future. From the general conclusions they draw, the present day conditions are not encouraging.

Richard L. Humphrey says: "The San Francisco disaster has demonstrated that the lessons from the Chicago and Baltimore fires are still unlearned. The same faults in construction continue to be repeated. The only sure porations, and the boom continues, notwithstanding the advanced prices genanded for building material,

Barten Heights.

Suburban property continues active, and the general boom affecting all

Fire Worse Than Earthquake.

Professor Frank Soule says: "The damage indicted upon San Francisco marked degree in Barton Heights. The fact that Barton Heights has many more advantages than the average submirban retreat is attracting a number of home-seekers. There are more new houses in course of construction now than at any other time for a number of years.

In addition to the homes now being built for Mr. E. H. Harris, Mr. W. L. Ragland, Mr. John Frischkorn, Mr. S. M. O'Bannon and Dr. H. A. Davison, contracts have been let for the cree-tion of a heaulful residence on Wickham Street for Mr. George S. Sipp on Barton Avenue,

The now building company that has recently been organized in Barton Avenue,

The now building company that has recently been organized in Barton death of the control of this destruction and suffering might have been leterated in the future. When we can see plainly as we may, looking backton at the property of this destruction and suffering might have been leterated in the future. When we can see plainly as we may, looking backton and suffering might have been less and suffering might have l he now building company and a company sently been organized in Barton see plainly as we may be sently been operation immediately. The tion and suffering might have been thouse will be built on the lot prevented by wise foresight and provisionally acquired on Wickiem Street, since we feel that we must send a secompany was organized for the warning to all the cities of the world. "Any city that disregards this warn-

(Continued on Twelfth Page.)



CONVENTION OF SHOE DEALERS

Southern Wholesale Association Will Meet at Old Point July 1st.

NOTABLE SPEAKERS

Important Topics Will Be Discussed at Banquet and Business Session.

The convention of the Southern Shoe

trade, will be discussed by Mr. T.
Peyton Giles, of Richmond, Va.; Mr.
C. F. Morliz, of Montgomery, Ala., and
Mr. L. Green, the freight traffic manager of the Southern Railway Company, of Washington, D. C.
The second topic of the evening will

The second topic of the evening will be, "Can the Shoe Business Be Done on the Road With Models and Swatches, Following the Lead of the Ciolting Trade, Whose Salesmen Now Use Three Trunks, Instead of Twelve, at a Saving of Ten to Fifteen Dollars a Day?" Mr. D. J. Resenbeim, of Savannah, Ga.; Mr. H. C. Yerkes, of Memphis, Tenn.; Mr. Lewis Straus, of Richmond, and Mr. A. Wright, Jr., of Petersburg, Va., will lead the discussion of this question. on.
The sessions of Tuesday, July 2d,

The sessions of Tuesday, July 2d, call for a prompt opening of business at 9:30 A. M. "The Shoe Manufacturing Future of the South" will be led by Mr. J. B. Richardson, of Nashville, Tenn.; Mr. Pryor N. Smith, of Lynchburg, Va.; Mr. Paul C. Edmunds, of Lynchburg, Va.; Mr. Frank Payne, of Charleston, W. Va., and D. H. Kirkland, of Atlanta, Ga. "The Breaking Away From Fixed Solling Prices, the Emancipation and Upbuilding of the Entire Shoe Industry, From Manufacturer to Retailer," will be the topic discussed by Mr. W. H. Miles, of Richmond; Mr. Ephraim Resemberg, of New Orleans, La., and

Resemberg, of New Orleans, La., and about Mr. C. J. Green, of Richmond, Va. ceived "Immigration—Its Effect Upon All plant.

EAGED TO BUY LAND.

Many Attend Sale of Small Tract in Highland; Prices Advance Rapidly.

Plant Completed.

NORFOLK, VA., June 15.—The
United States Wood Preserving Company, which is erecting a plant at
Buell, near this city, for manufacturing blocks for wooden payements, has
about completed its buildings and received much of the machinery for the
plant.

Recent Events Remind One of Wonderful Changes That Have Taken Place.

FIFTY YEARS AGO AND TO-DAY

Bird's-Eye View of Industrial Daily Display Being Made by Gateway of South.

centre, and that no industry is here

san Francisco Object Lesson.

Professor Frank Soule, dean of the College of Civil Estingering of the means of the Southern Same and surges of the Southern Same and surges of the Southern Same and the technologic branch of the Geological Survey to proceed to San Francisco Object Hamberloon of the Southern Same and the technologic object and the street of the Southern Same and Sam mer Confederate capital will be whirled swiftly over smoothly-paved and well-drained avenues and streets by means of the electric motor, the automobile or the rubber-tired vehicle now in

common use.

Beyond the city, to the northeast, Highland; Prices Advance Rapidly, [Special to The Times-Dispatch.]

MONTEREY, VA., June 15.—A tract to of something like 200 acres of land was sold, under decree of court, in front of the courthoure here Wednesday. On the tract was a small block of nice timber, and not less less than a half-dozen West Virginia speculators were on the scene at the hour of sale. This piece of timber land gives a striking illustration of the wenderful advance of such property along the line of the two Virginias in the last decade. Within the recollection of a small schoolboy this tract was bought by a Highlander for \$50. To-day it was knocked down to Mr. E. M. Arbogast, a timber broker, for \$2,000.

Plant Completed.

NORFOLK, VA., June 15.—The United States Wood Preserving Company, which is erecting a plant at Buell, near this city, for manufacturing blocks for wooden payements, has about completed its buildings and received much of the machinery for the the Tredegar Works, not far away, were even then turning out their from

(Continued on Fifth Page.)

Cold and Rainy Weather Has Been Most Discouraging.

CROP CONDITIONS ARE DEPLORABLE

Poor-Tobacco Plants "Yellowing" in Some Instances-Gardens

Blue and Discouraging.

Contracts Are Let for Construction of Bridge-Purchase of Road Machine.

IMPORTANT STEPS

Pittsylvania Keeping Abreast of

the Movement for Better

SUPERVISORS TAKE

pervisors meeting this week disposed

his judgment suitable for road work

dexed at the Bureau of Manufactures.)

Foreign Carpet Combine.

WASHINGTON, D., C., June 15.—The
French consul-general at Smyrna reports that an agreement has been
reached between the carpet manufacturers of Asia Minor which will bring
about an increase in the price of
Smyrna carpets. A combination has
been formed with a number of wooldyers known as the Amalgamated
Oriental Carpet Manufacturers, with a
capital of about \$1,500,000. A large
where all the carpets, etc., made by
the firms in the combine will be stored,
and the existing warehouses belonging
to these firms will be closed.

Virginia Patents.
[Special to The Times-Dispatch.]
WASHINGTON, D. C., June 15.—
Messrs, Davis & Davis, Washington
patent attorneys, report the grant this
week to citizens of this State of the to citzens of the following patents:
Chartes E. Dove, of Dovesville, thread-cabinet; Marvin L. Harris, of Newport News, door-check, and Hubert W. Sykes, of Norfolk, hedge-trimmer.

Another Hostery Mill.

DURHAM, N. C., June 16.—Installation of equipment of machinery will be completed soon by the Durham Hostery Mills, No. 3, of High Point. It is incorporated with a capital stock of

FARMERS SEND UP CRY FOR SUNSHINE

Corn Has Been Planted and Replanted, and Yet the Stand Is

Backward.

choefful and not easily discouraged, but the wintry spring and these raw June days have been too much for thom, and reports from every section of Virginia show that now they are much discouraged. Many of them have

small—in some instances, no yield— and wheat alone seems to be hardy enough to stand the unusual weather stress. Farmers everywhere are send-ing up a piteous cry for more sunshine. Reports are given here which prac-tically cover the entire State;

[Special to The Times-Dispatch.]
PETERSBURG, VA., June 15.—Incessant rains and most unseasonable weather in the counties contiguous to Petersburg have greatly delayed and injured all crops, and the outlook for formers is decidedly blue and discouraging.

If rains cease and seasonness weather is established within the next week or ten days, farmers say that the Spanish pennut crop can be made, but the crop of Virginias is reported as very seri-ously damaged.

[Special to The Times-Dispatch.] ROANOKE, VA., June 15.—The long pell of cool weather and frequent

tinued cool weather depression among the farmers of west Virginia. The corn crop is un-usually late in getting a start, but the recent rains will be beneficial to the recent rains will be beneficial to vegetation. However, it is not so acceptable to the wheat crop. Reports during the last week are more favorable regarding the prospects for wheat, although harvest will be ten days or more late. If the persistent rains should continue much longer there would be danger of serious injury to the wheat.

[Special to The Times-Dispatch.] WINCHESTER, VA., June 15.—White WINCHESTER, VA., June 15.—While many farmors here entertain a gloomy view of the crop outlook, others maintain that conditions will not be sorious if they can got some warm weather and sunshine. However, corn is in a deplorable state, and some farmers have planted three times.

There will be a good crop of wheat if it does not continue cold and rainy. Peaches are next to nothing, and there

opinion as to the apple crop differs, some contending the yield will be large.

Must Have Sunshine.

[Special to The Times-Dispatch.]
HARRISONBURG, VA., June 15.—
Notwithstanding the continued rainy
weather the crops conditions in Rockwarm sunshine the prospect for a big hay crop will be good. Wheat is doing fine, and there is comparatively little damage except in the river bottoms and

lowlands.

The corn is somewhat backward as a result of the lack of sunshine. On the whole the best informed farmers are not discouraged to any great extent, but, of course, they admit that sunshine is needed by all means.

[Special to The Times-Dispatch.] CHRISTIANSBURG, VA., June 15.— Not since the summer of 1901 has there be completed soon by the Durham Hoslery Mills, No. 3, of High Point. It is incorporated with a capital stock of \$50,000, and is a branch of the Durham Hoslery Mills, of this piace. At High Point there will be 100 knitting machines operated.

Not since the summer of 1901 has there been such a protracted rainfall as has two weeks, and the farmers are becoming alarmed lest they will be presented from properly working their crops. It has rained incessantly all